HOUSING MARKET INFORMATION

HOUSING NOW
Saskatoon CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2010

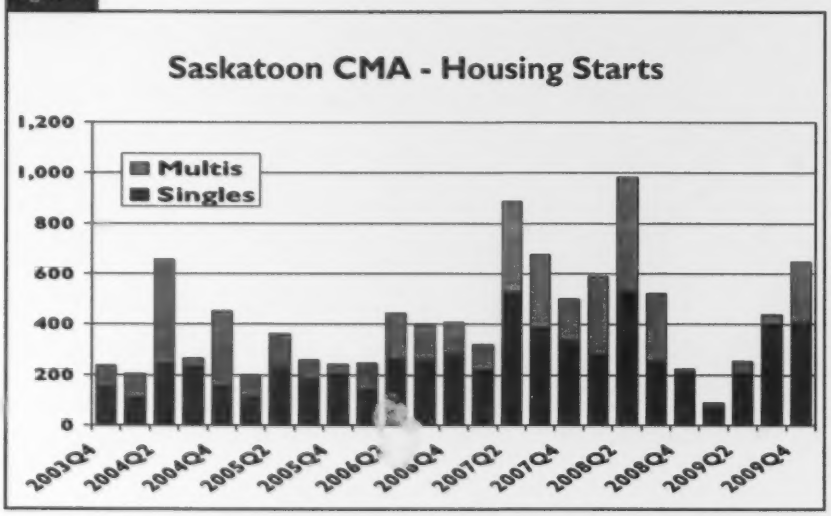
New Home Market

Starts up in final quarter of 2009

In the final three months of 2009, Saskatoon homebuilders poured foundations for 648 housing units in the Census Metropolitan Area (CMA), up from the 224 housing starts recorded in the last quarter of 2008. Total starts for the Saskatoon CMA for 2009 were 1,428 units, down from 2,319 units in 2008. Notwithstanding 2009 housing starts were lower than the historically high 2008 activity, builders have responded to lower inventory and steady demand by increasing production in the final months of the year.

Saskatoon saw 410 single-detached starts in October to December 2009, up from 212 units started in the same

Figure 1



Source: CMHC

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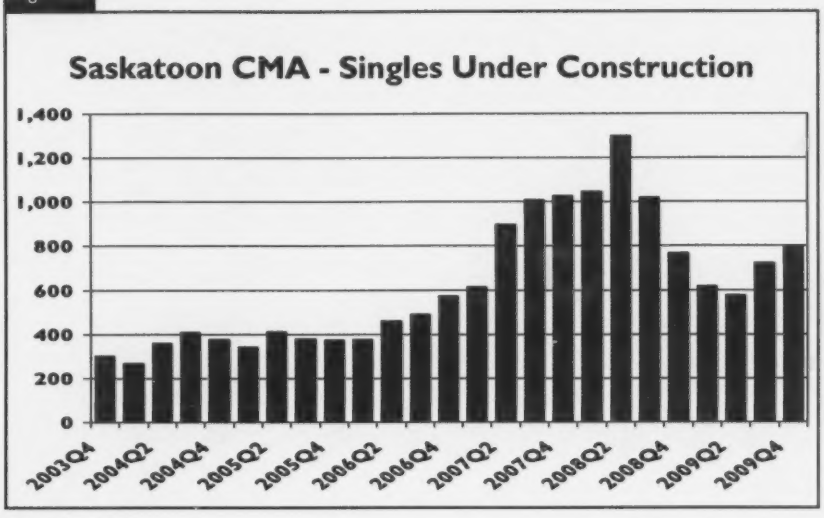
Figure 2



Source: CMHC

quarter of 2008. At the end of 2009, Saskatoon recorded 1,101 single-detached starts, down 14.5 per cent from 1,288 units in 2008.

Saskatoon builders started 238 multiple housing units in the last quarter of 2009, up from 12 units in the same time frame in 2008. Multi starts ended the year with 327 starts, down 68 per cent from 1,031units in 2008. Production in 2009 represents the lowest annual multiple starts count since 2005. Construction started on 22 semi-detached, 110 row, and 106 apartment units during the fourth quarter, bringing year-end total starts to 44, 169, and 114 units, respectively.

In 2009, the city captured a 72 per cent share of the total starts in the Saskatoon CMA, up from 69 per cent in 2008. The town of Martensville had the highest number of starts outside the city of Saskatoon at 171 units, followed by the town of Warman with 84 units. In terms of single-detached units only, Saskatoon city had a 68 per cent share of total starts in the CMA, compared to 60 per cent in 2008.

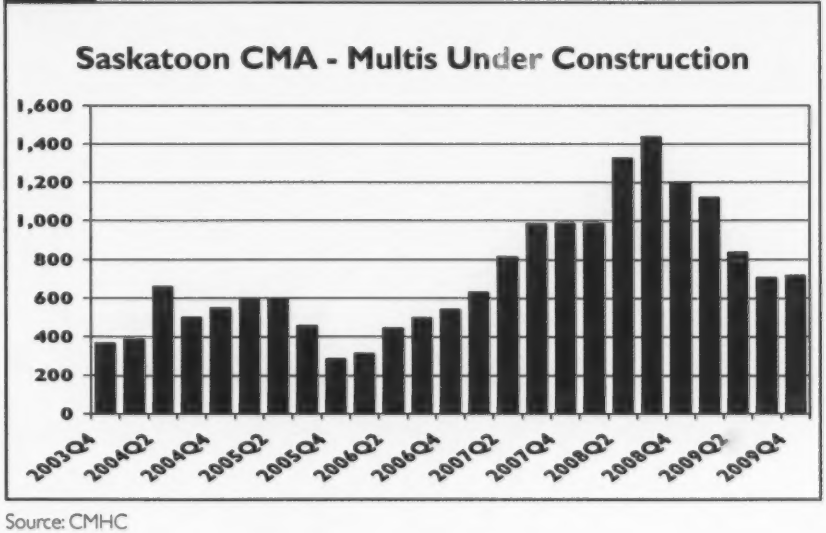
Supply of single-detached and multi-family units declines

Total supply, including those units in the construction stage as well as units completed and ready for sale, declined by 20 per cent to 1,828 units at the end of the year compared to the 2008 year-end figure of 2,396 units. The 907 single-detached units in supply were 10 per cent lower than a year ago. There were 921 multi-family units in supply, down 27 per cent from December 2008.

Most units in supply at the end of the fourth quarter were in various stages of construction and numbered 1,515 units. This figure was down 23 per cent from December 2008. There were 799 single-detached units under construction at the end of last year, down from 768 units in December 2008. The number of multi-family units under construction was down 40 per cent on a year-over-year basis. Most were apartments, with 522 units under construction in December 2009, compared to 879 units in December 2008.

There were 313 completed and unoccupied units in December for all housing types, within one per cent of the 2008 December figure. There were 108 single-detached units in inventory, down 56 per cent from December 2008. Multi-units in inventory finished the year at 205

Figure 3



Source: CMHC

units, the highest December number on record. Apartment units ready for sale reached 165 units, while the inventory of semi-detached and row units stood at 16 and 24 units, respectively.

Single-detached absorptions off nine per cent from the 2008 record high

Single-detached absorptions declined by nine per cent to 1,201 units from a record high of 1,322 units in 2008. The annual average absorption rate for singles in 2009 was 100 units per month. At this rate, the supply of single-detached units at the end of December 2009 was sufficient to last over nine months compared to ten months of supply in December 2008.

At the end of 2009, 629 multi-family units had been absorbed, less than one per cent lower than the 633 units recorded at the same time in 2008. Of the total multis absorbed, 67 were semi-detached, 274 were row, and 288 were apartments. Apartment absorption was the only type of multi-family housing to exceed the 2008 count, while row absorption matched the 2008 number.

Average absorbed price of new single-detached homes higher in 2009

At the end of 2009, the year-to-date average absorbed price of single-detached housing was $383,096, up 4.5 per cent from the 2008 year-end figure. Homes absorbed in price ranges in excess of $350,000 gained market share while homes absorbed in lower price ranges saw decreased share.

Resale Market

MLS® sales recover in final quarter

Statistics from the Saskatoon and Region Real Estate Board® indicated 2009 sales were up 8.3 per cent compared to 2008. The latest seasonally adjusted figures available for November indicated sales have been trending up since December 2008.

In November, the new listings trend was off 3.6 per cent on a seasonally adjusted monthly basis compared to October. Seasonally adjusted new listings have been declining monthly since the beginning of the year. Board statistics in December show that new listings decreased on a year-over-year basis to 6,463 units in 2009, from 8,141 units in 2008. Slower price gains are causing the pace of new listings to slow.

Active listings trending down

Active listings trended down in 2009 due to the upward sales trend and slower pace of new listings. In November, the latest month for which statistics are available, the Board reported that active listings were down 24 per cent from the previous November. Active listings appear to be moving more in line with current demand.

The November sales-to-active listings ratio was 13 per cent while the seasonally adjusted figure was 20.5 per cent. The seasonally adjusted trend has been increasing since March. As sales are on the rise and listings trending down, the sales-to-active listings ratio is trending upward. The ratio has been rising on a monthly basis for the last seven months.

Average resale price trending up in the last half of 2009

To the end of December the year-to-date average resale price was $278,895 down 3.1 per cent compared to the same time a year ago. However, on a seasonally adjusted basis, average price was trending up at 1.7 per cent on a month-over-month basis. After price declines in early 2009, average price returned to growth in June and has been trending up since then.

Economy

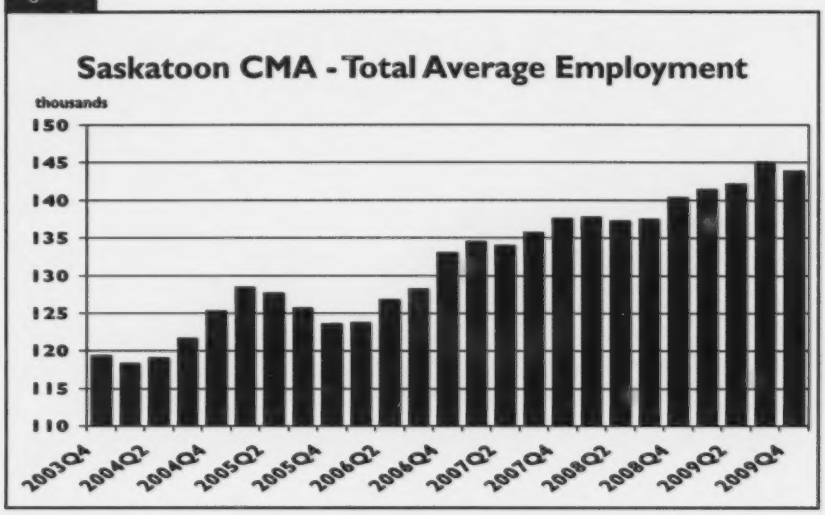
Saskatoon economy creates 5,000 positions in 2009

The Saskatoon economy added 5,000 positions in 2009, bringing the total number of employed to 143,800 persons in the Census Metropolitan Area. Full-time jobs accounted for slightly over half of all positions added. The unemployment rate remained near the lowest level of the year at 4.1 per cent in December. The participation rate, now at 73.6 per cent, has seen year-over-year increases since February 2009. Seasonally adjusted month-over-month gains in the participation rate are slowing however.

In the construction sector employment added 1,500 jobs in 2009, reaching 11,500 positions by the end of the year.

Average weekly earnings increased approximately five per cent for all industries in 2009. Weekly earnings in the goods sector saw a 10 per cent upswing while service sector weekly earnings experienced a 4.25 per cent gain. Within the services sector,

Figure 4



Source: Statistics Canada

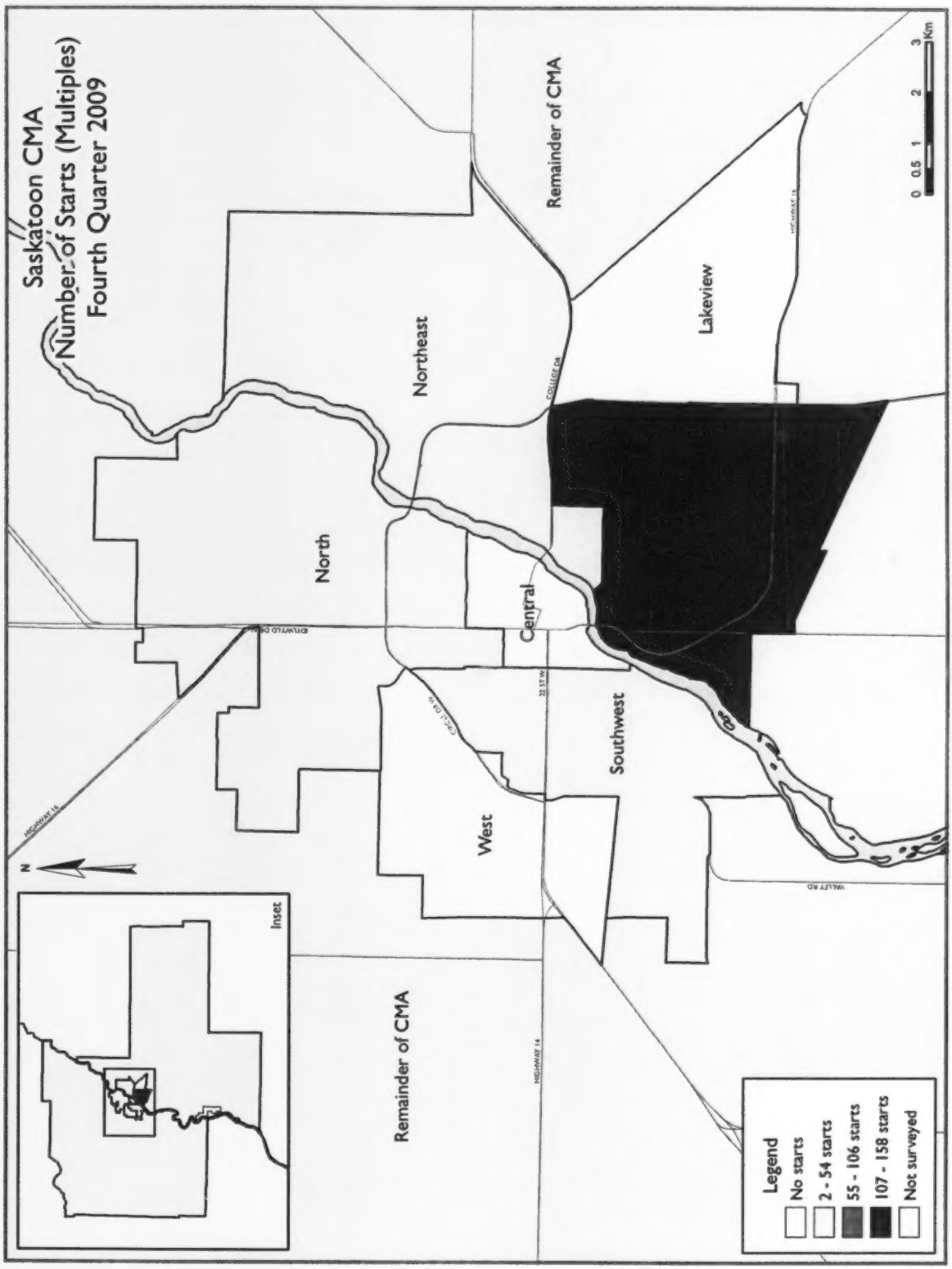
wholesale trade, management and other services, recorded the most significant increases. Average weekly earnings in construction recorded growth in excess of five per cent.

Net migration contributed nearly ten thousand people to the Saskatchewan population through the first nine months of the year, outpacing the same period in 2008 by 14 per cent. International arrivals accounted for the majority of the total, up over 56 per cent from a year ago. Net inter-provincial migration to the end of the third quarter remained positive but declined by 38 per cent compared to the same time a year ago. Non-permanent residents also recorded net inflows, up one-third over the 2008 figure.

Single-family permits show year-over-year gains

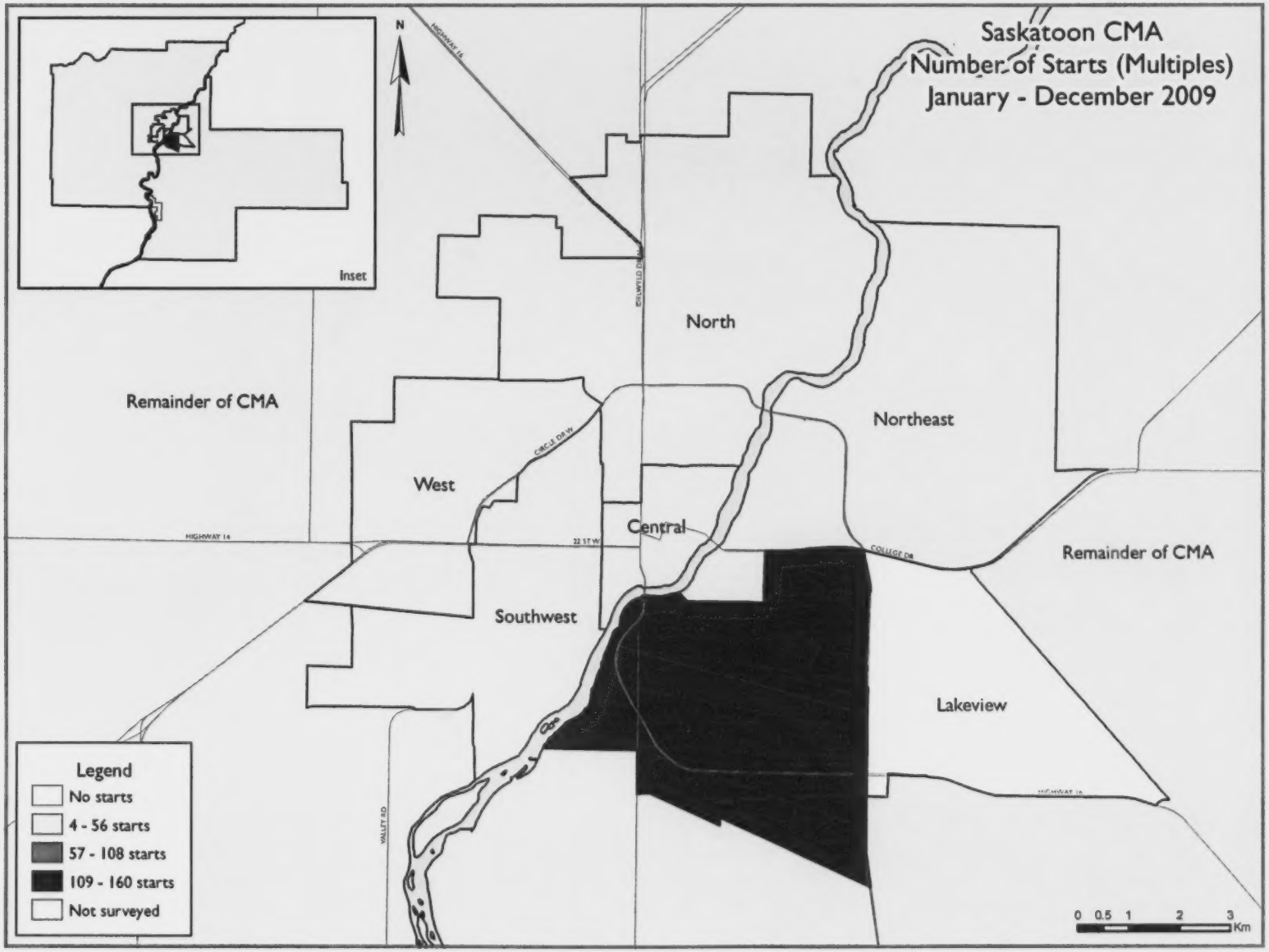
Saskatoon single-family permits issued rose year-over-year monthly between August and November but these gains were insufficient to counter a slow first half. The 1,100 permits issued to the end of November were down 12 per cent from 2008. Multi-family permit activity remained lower in 2009, down just slightly below one-third compared to a year ago. Of the 593 multi-family permits issued thus far, 441 have been for apartment units.

To the end of November, the dollar value of permits issued for residential and non-residential sectors exceeded $605 million, a decrease of 30 per cent from a year ago. Total residential permits declined 27 per cent compared to last year, reaching just over $260 million. The value of all non-residential sectors, including commercial, industrial, institutional, and governmental permits was down 32 per cent from a year ago at the end of November.

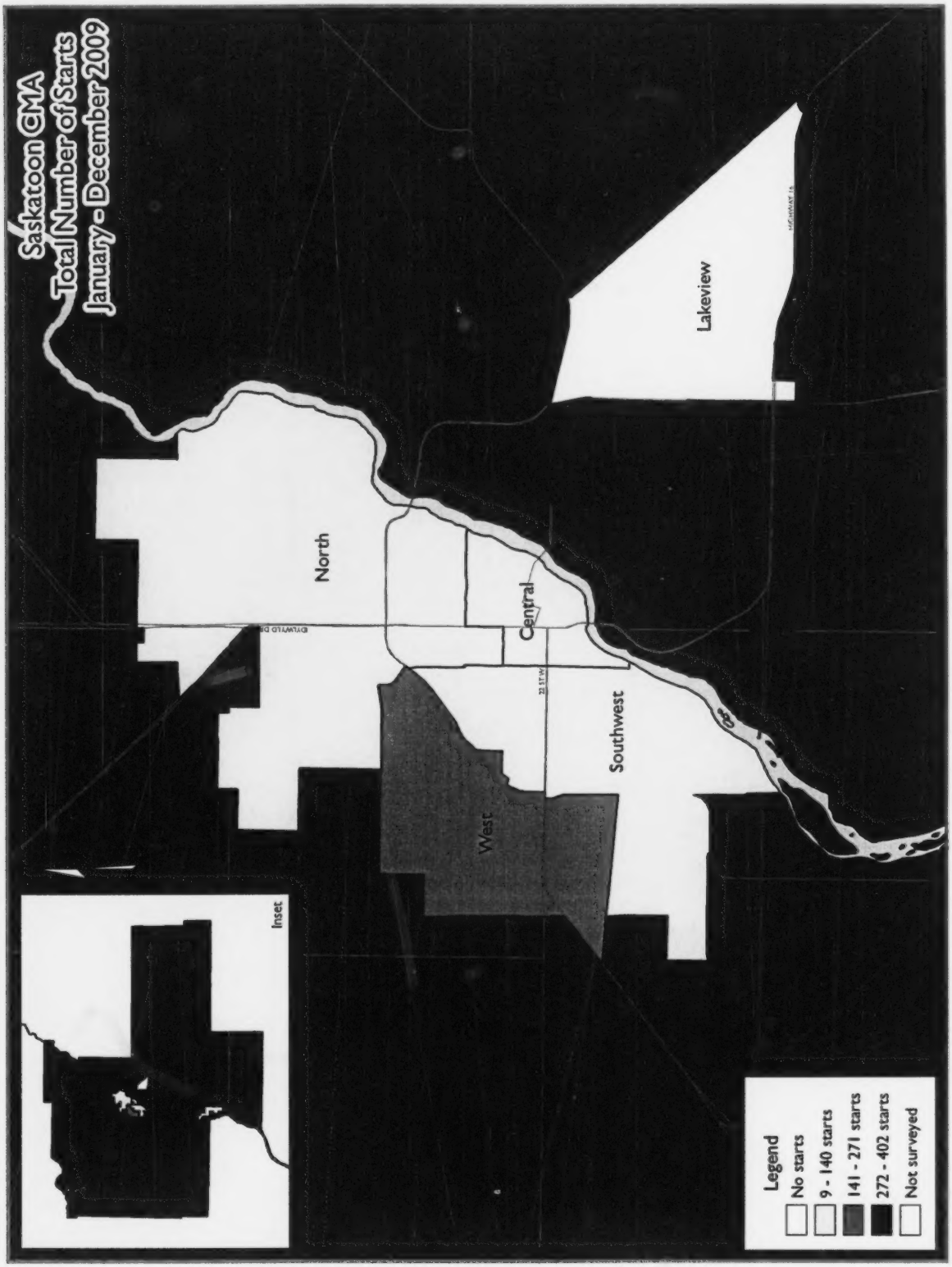

Saskatoon CMA
Number of Starts (Multiples)
Fourth Quarter 2009
North
Northeast
Remainder of CMA
Lakeview
Central
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
2 - 54 starts
55 - 106 starts
107 - 158 starts
Not surveyed

Saskatoon CMA
Number of Starts (Singles)
Fourth Quarter 2009
Inset
North
West
Central
Southwest
Lakeview
22 ST W
Legend
No starts
1 - 40 starts
41 - 80 starts
81 - 120 starts
Not surveyed

Saskatoon CMA
Total Number of Starts
Fourth Quarter 2009
Inset
N
North
Northeast
West
Central
Southwest
Lakeview
Remainder of CMA
Remainder of CMA
CIRCLE DR W
22 ST W
HIGHWAY 16
HIGHWAY 16
Legend
No starts
6 - 89 starts
90 - 172 starts
173 - 256 starts
Not surveyed
0 0.5 1 2 3
Km


Saskatoon CMA
Number of Starts (Multiples)
January - December 2009
Inset
N
North
Northeast
Remainder of CMA
West
Central
Southwest
Lakeview
Remainder of CMA
HIGHWAY 16
HIGHWAY 16
CIRCLE DR W
22 ST W
COLLEGE DR
HIGHWAY 12
Legend
No starts
4 - 56 starts
57 - 108 starts
109 - 160 starts
Not surveyed
0 0.5 1 2 3
Km

Saskatoon CMA
Total Number of Starts
January - December 2009
Inset
North
West
Central
Southwest
Lakeview
22 ST W
Legend
No starts
9 - 140 starts
141 - 271 starts
272 - 402 starts
Not surveyed


Saskatoon CMA
Total Number of Starts
January - December 2009
Inset
North
Central
Southwest
West
Lakeview
Legend
No starts
9 - 140 starts
141 - 271 starts
272 - 402 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Saskatoon CMA
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2009	410	20	24	0	86	106	2	0	648
Q4 2008	212	12	0	0	0	0	0	0	224
% Change	93.4	66.7	n/a	n/a	n/a	n/a	n/a	n/a	189.3
Year-to-date 2009	1,101	42	24	0	145	114	2	0	1,428
Year-to-date 2008	1,285	90	0	3	242	699	0	0	2,319
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
UNDER CONSTRUCTION									
Q4 2009	799	40	24	0	128	514	2	8	1,515
Q4 2008	763	48	0	5	272	842	0	37	1,967
% Change	4.7	-16.7	n/a	-100.0	-52.9	-39.0	n/a	-78.4	-23.0
COMPLETIONS									
Q4 2009	335	12	0	0	23	192	0	0	562
Q4 2008	456	40	0	7	65	122	0	24	714
% Change	-26.5	-70.0	n/a	-100.0	-64.6	57.4	n/a	-100.0	-21.3
Year-to-date 2009	1,062	50	0	5	281	434	3	37	1,872
Year-to-date 2008	1,504	118	0	44	342	295	22	44	2,369
% Change	-29.4	-57.6	n/a	-88.6	-17.8	47.1	-86.4	-15.9	-21.0
COMPLETED & NOT ABSORBED									
Q4 2009	108	16	0	0	24	165	0	0	313
Q4 2008	244	27	0	0	20	19	0	0	310
% Change	-55.7	-40.7	n/a	n/a	20.0	**	n/a	n/a	1.0
ABSORBED									
Q4 2009	347	18	0	0	40	152	0	0	557
Q4 2008	363	29	0	8	55	103	0	0	558
% Change	-4.4	-37.9	n/a	-100.0	-27.3	47.6	n/a	n/a	-0.2
Year-to-date 2009	1,196	61	0	5	273	288	7	0	1,830
Year-to-date 2008	1,277	94	0	45	298	241	0	0	1,955
% Change	-6.3	-35.1	n/a	-88.9	-8.4	19.5	n/a	n/a	-6.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q4 2009	0	0	0	0	0	0	0	0	0
Q4 2008	4	2	0	0	0	0	0	0	6
Nutana									
Q4 2009	98	4	0	0	72	82	0	0	256
Q4 2008	25	2	0	0	0	0	0	0	27
Lakeview									
Q4 2009	0	0	0	0	0	0	0	0	0
Q4 2008	0	0	0	0	0	0	0	0	0
Northeast									
Q4 2009	118	4	24	0	0	0	2	0	148
Q4 2008	48	4	0	0	0	0	0	0	52
North									
Q4 2009	4	2	0	0	0	0	0	0	6
Q4 2008	2	2	0	0	0	0	0	0	4
South/West									
Q4 2009	1	2	0	0	0	24	0	0	27
Q4 2008	3	0	0	0	0	0	0	0	3
West									
Q4 2009	56	0	0	0	0	0	0	0	56
Q4 2008	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
Q4 2009	120	8	0	0	14	0	0	0	142
Q4 2008	107	2	0	0	0	0	0	0	109
Saskatoon CMA									
Q4 2009	410	20	24	0	86	106	2	0	648
Q4 2008	212	12	0	0	0	0	0	0	224

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q4 2009	3	4	0	0	0	0	0	0	7
Q4 2008	7	2	0	0	5	0	0	0	14
Nutana									
Q4 2009	173	8	0	0	72	209	0	0	462
Q4 2008	109	20	0	5	79	168	0	0	381
Lakeview									
Q4 2009	0	0	0	0	0	0	0	0	0
Q4 2008	0	0	0	0	0	66	0	0	66
Northeast									
Q4 2009	240	6	24	0	0	110	2	0	382
Q4 2008	204	10	0	0	64	110	0	0	388
North									
Q4 2009	7	6	0	0	0	40	0	0	53
Q4 2008	3	6	0	0	0	40	0	0	49
South/West									
Q4 2009	7	4	0	0	0	24	0	8	43
Q4 2008	6	6	0	0	0	0	0	37	49
West									
Q4 2009	92	0	0	0	37	84	0	0	213
Q4 2008	110	0	0	0	49	84	0	0	243
Remainder of the CMA									
Q4 2009	249	12	0	0	19	47	0	0	327
Q4 2008	300	4	0	0	75	111	0	0	490
Saskatoon CMA									
Q4 2009	799	40	24	0	128	514	2	8	1,515
Q4 2008	763	48	0	5	272	842	0	37	1,967

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q4 2009	4	0	0	0	0	0	0	0	4
Q4 2008	0	0	0	0	4	30	0	24	58
Nutana									
Q4 2009	61	2	0	0	0	0	0	0	63
Q4 2008	73	16	0	7	24	68	0	0	188
Lakeview									
Q4 2009	0	0	0	0	0	0	0	0	0
Q4 2008	0	0	0	0	0	0	0	0	0
Northeast									
Q4 2009	93	4	0	0	0	0	0	0	97
Q4 2008	97	6	0	0	4	0	0	0	107
North									
Q4 2009	2	0	0	0	4	0	0	0	6
Q4 2008	1	2	0	0	0	0	0	0	3
South/West									
Q4 2009	2	2	0	0	0	0	0	0	4
Q4 2008	5	14	0	0	0	0	0	0	19
West									
Q4 2009	39	0	0	0	19	0	0	0	58
Q4 2008	93	0	0	0	0	0	0	0	93
Remainder of the CMA									
Q4 2009	124	4	0	0	0	0	0	0	128
Q4 2008	173	2	0	0	20	24	0	0	219
Saskatoon CMA									
Q4 2009	335	12	0	0	23	192	0	0	562
Q4 2008	456	40	0	7	65	122	0	24	714

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q4 2009	3	0	0	0	2	1	0	0	6
Q4 2008	2	0	0	0	4	7	0	0	13
Nutana									
Q4 2009	19	4	0	0	0	9	0	0	32
Q4 2008	50	13	0	0	13	12	0	0	88
Lakeview									
Q4 2009	0	0	0	0	0	52	0	0	52
Q4 2008	0	0	0	0	0	0	0	0	0
Northeast									
Q4 2009	29	3	0	0	4	0	0	0	36
Q4 2008	56	3	0	0	1	0	0	0	60
North									
Q4 2009	1	1	0	0	2	0	0	0	4
Q4 2008	0	1	0	0	0	0	0	0	1
South/West									
Q4 2009	1	7	0	0	0	0	0	0	8
Q4 2008	1	10	0	0	0	0	0	0	11
West									
Q4 2009	12	0	0	0	16	0	0	0	28
Q4 2008	48	0	0	0	0	0	0	0	48
Remainder of the CMA									
Q4 2009	38	1	0	0	0	24	0	0	63
Q4 2008	74	0	0	0	2	0	0	0	76
Saskatoon CMA									
Q4 2009	108	16	0	0	24	165	0	0	313
Q4 2008	244	27	0	0	20	19	0	0	310

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q4 2009	1	0	0	0	0	0	0	0	1
Q4 2008	2	0	0	0	0	23	0	0	25
Nutana									
Q4 2009	60	3	0	0	3	3	0	0	69
Q4 2008	61	10	0	8	18	56	0	0	153
Lakeview									
Q4 2009	0	0	0	0	0	1	0	0	1
Q4 2008	0	0	0	0	0	0	0	0	0
Northeast									
Q4 2009	93	4	0	0	4	0	0	0	101
Q4 2008	71	5	0	0	6	0	0	0	82
North									
Q4 2009	2	1	0	0	2	0	0	0	5
Q4 2008	1	1	0	0	0	0	0	0	2
South/West									
Q4 2009	2	5	0	0	0	0	0	0	7
Q4 2008	5	7	0	0	0	0	0	0	12
West									
Q4 2009	41	2	0	0	19	0	0	0	62
Q4 2008	72	3	0	0	0	0	0	0	75
Remainder of the CMA									
Q4 2009	138	3	0	0	12	3	0	0	156
Q4 2008	139	3	0	0	18	24	0	0	184
Saskatoon CMA									
Q4 2009	347	18	0	0	40	152	0	0	557
Q4 2008	363	29	0	8	55	103	0	0	558

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Saskatoon CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319
% Change	-10.7	-10.0	n/a	-93.5	-34.6	136.9	-100.0	-100.0	-2.6
2007	1,439	100	0	46	370	295	18	112	2,380
% Change	53.4	138.1	n/a	119.0	132.7	-5.4	**	**	59.1
2006	938	42	0	21	159	312	4	20	1,496
% Change	29.7	-27.6	n/a	-25.0	**	58.4	-50.0	**	40.9
2005	723	58	0	28	44	197	8	4	1,062
% Change	-1.1	-32.6	n/a	27.3	-87.0	-49.1	-42.9	n/a	-32.7
2004	731	86	0	22	338	387	14	0	1,578
% Change	8.3	152.9	-100.0	**	-18.2	115.0	-33.3	-100.0	8.5
2003	675	34	1	1	413	180	21	130	1,455
% Change	-2.2	30.8	n/a	0.0	-4.4	-5.3	-12.5	3.2	-2.3
2002	690	26	0	1	432	190	24	126	1,489
% Change	32.2	18.2	-100.0	-95.0	154.1	45.0	**	**	65.4
2001	522	22	1	20	170	131	6	28	900
% Change	-8.1	-54.2	-91.7	-41.2	13.3	0.8	-66.7	**	-7.0
2000	568	48	12	34	150	130	18	6	968

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Central	0	4	0	2	0	0	0	0	0	6	-100.0
Nutana	98	25	4	2	72	0	82	0	256	27	**
Lakeview	0	0	0	0	0	0	0	0	0	0	n/a
Northeast	118	48	6	4	24	0	0	0	148	52	184.6
North	4	2	2	2	0	0	0	0	6	4	50.0
South/West	1	3	2	0	0	0	24	0	27	3	**
West	56	19	0	0	0	0	0	0	56	19	194.7
Remainder of the CMA	120	107	8	2	14	0	0	0	142	109	30.3
Saskatoon CMA	410	212	22	12	110	0	106	0	648	224	189.3

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Central	5	8	4	2	0	5	0	4	9	19	-52.6
Nutana	242	187	6	42	72	61	82	127	402	417	-3.6
Lakeview	0	0	0	0	0	0	0	0	0	0	n/a
Northeast	312	308	10	14	24	42	0	110	346	474	-27.0
North	10	5	4	6	4	0	0	0	18	11	63.6
South/West	8	12	6	18	0	0	32	0	46	30	53.3
West	134	222	2	0	40	49	0	84	176	355	-50.4
Remainder of the CMA	357	516	12	8	29	85	0	111	398	720	-44.7
Saskatoon CMA	1,101	1,288	44	90	169	242	114	699	1,428	2,319	-38.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Central	0	0	0	0	0	0	0	0
Nutana	72	0	0	0	82	0	0	0
Lakeview	0	0	0	0	0	0	0	0
Northeast	24	0	0	0	0	0	0	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	24	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	14	0	0	0	0	0	0	0
Saskatoon CMA	110	0	0	0	106	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Central	0	5	0	0	0	4	0	0
Nutana	72	61	0	0	82	127	0	0
Lakeview	0	0	0	0	0	0	0	0
Northeast	24	42	0	0	0	110	0	0
North	4	0	0	0	0	0	0	0
South/West	0	0	0	0	32	0	0	0
West	40	49	0	0	0	84	0	0
Remainder of the CMA	29	85	0	0	0	111	0	0
Saskatoon CMA	169	242	0	0	114	699	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Central	0	6	0	0	0	0	0	6
Nutana	102	27	154	0	0	0	256	27
Lakeview	0	0	0	0	0	0	0	0
Northeast	146	52	0	0	2	0	148	52
North	6	4	0	0	0	0	6	4
South/West	3	3	24	0	0	0	27	3
West	56	19	0	0	0	0	56	19
Remainder of the CMA	128	109	14	0	0	0	142	109
Saskatoon CMA	454	224	192	0	2	0	648	224

Table 2.5: Starts by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Central	9	10	0	9	0	0	9	19
Nutana	248	226	154	191	0	0	402	417
Lakeview	0	0	0	0	0	0	0	0
Northeast	344	322	0	152	2	0	346	474
North	14	11	4	0	0	0	18	11
South/West	14	30	32	0	0	0	46	30
West	136	222	40	133	0	0	176	355
Remainder of the CMA	369	524	29	196	0	0	398	720
Saskatoon CMA	1,167	1,375	259	944	2	0	1,428	2,319

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Central	4	0	0	0	0	4	0	54	4	58	-93.1
Nutana	61	80	2	16	0	24	0	68	63	188	-66.5
Lakeview	0	0	0	0	0	0	0	0	0	0	n/a
Northeast	93	97	4	6	0	4	0	0	97	107	-9.3
North	2	1	0	2	4	0	0	0	6	3	100.0
South/West	2	5	2	14	0	0	0	0	4	19	-78.9
West	39	93	0	0	19	0	0	0	58	93	-37.6
Remainder of the CMA	124	173	4	2	0	20	0	24	128	219	-41.6
Saskatoon CMA	335	463	12	40	23	65	192	146	562	714	-21.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Central	9	5	2	2	5	4	0	54	16	65	-75.4
Nutana	183	310	24	46	73	108	41	135	321	599	-46.4
Lakeview	0	0	0	0	0	0	66	0	66	0	n/a
Northeast	276	280	12	24	64	95	0	71	352	470	-25.1
North	4	4	2	4	4	0	0	55	10	63	-84.1
South/West	8	15	10	28	0	18	37	0	55	61	-9.8
West	152	299	2	10	52	0	0	0	206	309	-33.3
Remainder of the CMA	406	545	4	28	80	73	64	24	554	670	-17.3
Saskatoon CMA	1,067	1,548	56	142	278	340	471	339	1,872	2,369	-21.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Central	0	4	0	0	0	30	0	24
Nutana	0	24	0	0	0	68	0	0
Lakeview	0	0	0	0	0	0	0	0
Northeast	0	4	0	0	0	0	0	0
North	4	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	0	0
West	19	0	0	0	0	0	0	0
Remainder of the CMA	0	20	0	0	0	24	0	0
Saskatoon CMA	23	65	0	0	192	122	0	24

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Central	5	4	0	0	0	30	0	24
Nutana	73	108	0	0	41	135	0	0
Lakeview	0	0	0	0	66	0	0	0
Northeast	64	91	0	4	0	71	0	0
North	4	0	0	0	0	35	0	20
South/West	0	0	0	18	0	0	37	0
West	52	0	0	0	0	0	0	0
Remainder of the CMA	77	73	3	0	64	24	0	0
Saskatoon CMA	275	318	3	22	434	295	37	44

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Central	4	0	0	34	0	24	4	58
Nutana	63	89	0	99	0	0	63	188
Lakeview	0	0	0	0	0	0	0	0
Northeast	97	103	0	4	0	0	97	107
North	2	3	4	0	0	0	6	3
South/West	4	19	0	0	0	0	4	19
West	39	93	19	0	0	0	58	93
Remainder of the CMA	128	175	0	44	0	0	128	219
Saskatoon CMA	347	496	215	194	0	24	562	714

Table 3.5: Completions by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Central	11	7	5	34	0	24	16	65
Nutana	196	315	125	284	0	0	321	599
Lakeview	0	0	66	0	0	0	66	0
Northeast	288	281	64	185	0	4	352	470
North	6	8	4	35	0	20	10	63
South/West	18	43	0	0	37	18	55	61
West	154	309	52	0	0	0	206	309
Remainder of the CMA	410	569	141	101	3	0	554	670
Saskatoon CMA	1,112	1,622	720	681	40	66	1,872	2,369

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q4 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2008	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2009	2	33.3	0	0.0	1	16.7	2	33.3	1	16.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Nutana													
Q4 2009	0	0.0	0	0.0	2	3.4	21	36.2	35	60.3	58	357,623	391,358
Q4 2008	0	0.0	0	0.0	4	5.8	9	13.0	56	81.2	69	377,262	441,537
Year-to-date 2009	0	0.0	2	0.9	3	1.4	33	15.6	174	82.1	212	373,262	431,799
Year-to-date 2008	1	0.4	11	4.2	35	13.3	50	19.0	166	63.1	263	373,262	405,318
Lakeview													
Q4 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Northeast													
Q4 2009	0	0.0	1	1.1	1	1.1	4	4.4	84	93.3	90	456,261	451,191
Q4 2008	1	1.4	0	0.0	0	0.0	4	5.6	66	93.0	71	423,175	452,978
Year-to-date 2009	1	0.3	1	0.3	9	3.0	19	6.4	267	89.9	297	423,175	440,914
Year-to-date 2008	6	2.7	9	4.0	10	4.5	21	9.4	178	79.5	224	423,175	413,544
North													
Q4 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Q4 2008	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
South/West													
Q4 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Q4 2008	2	40.0	0	0.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	--	--
Year-to-date 2008	2	22.2	0	0.0	4	44.4	2	22.2	1	11.1	9	--	--
West													
Q4 2009	0	0.0	2	5.0	6	15.0	17	42.5	15	37.5	40	338,025	340,454
Q4 2008	0	0.0	0	0.0	15	20.8	17	23.6	40	55.6	72	357,134	361,202
Year-to-date 2009	0	0.0	3	1.6	47	25.4	49	26.5	86	46.5	185	341,822	347,211
Year-to-date 2008	12	4.8	24	9.6	81	32.3	60	23.9	74	29.5	251	310,500	315,965
Remainder of the CMA													
Q4 2009	11	8.1	32	23.7	28	20.7	28	20.7	36	26.7	135	297,500	301,764
Q4 2008	14	10.1	15	10.8	26	18.7	40	28.8	44	31.7	139	312,296	322,874
Year-to-date 2009	31	7.1	56	12.9	81	18.7	117	27.0	149	34.3	434	324,607	326,646
Year-to-date 2008	38	7.8	43	8.8	73	14.9	144	29.4	192	39.2	490	331,600	337,741
Saskatoon CMA													
Q4 2009	11	3.3	35	10.4	39	11.6	70	20.8	181	53.9	336	358,000	369,559
Q4 2008	17	4.6	16	4.3	48	12.9	73	19.7	217	58.5	371	366,071	381,884
Year-to-date 2009	34	2.9	63	5.3	147	12.5	221	18.8	713	60.5	1,178	373,262	383,234
Year-to-date 2008	60	4.5	89	6.7	206	15.6	285	21.6	682	51.6	1,322	354,765	366,526

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2009						
Submarket	Q4 2009	Q4 2008	% Change	YTD 2009	YTD 2008	% Change
Central	--	--	n/a	--	--	n/a
Nutana	391,358	441,537	-11.4	431,799	405,318	6.5
Lakeview	--	--	n/a	--	--	n/a
Northeast	451,191	452,978	-0.4	440,914	413,544	6.6
North	--	--	n/a	--	--	n/a
South/West	--	--	n/a	--	--	n/a
West	340,454	361,202	-5.7	347,211	315,965	9.9
Remainder of the CMA	301,764	322,874	-6.5	326,646	337,741	-3.3
Saskatoon CMA	369,559	381,884	-3.2	383,234	366,526	4.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Saskatoon
Fourth Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	300	37.0	437	360	478	91.4	259,444	36.5	269,388
	February	367	14.3	394	483	564	69.9	264,270	40.9	271,544
	March	391	-9.7	373	653	674	55.3	289,440	44.0	295,962
	April	418	-12.0	314	898	701	44.8	306,268	38.7	296,846
	May	367	-37.4	273	1,015	715	38.2	301,527	28.9	293,118
	June	321	-32.7	254	905	737	34.5	310,386	23.0	305,069
	July	348	-17.3	282	832	723	39.0	292,428	19.3	285,860
	August	224	-43.4	209	805	755	27.7	279,366	10.3	276,883
	September	246	-21.2	253	825	757	33.4	297,836	23.0	306,250
	October	215	-23.2	239	695	723	33.1	285,310	11.6	302,833
	November	181	-42.7	248	425	681	36.4	278,495	10.9	290,798
	December	162	-22.9	264	245	633	41.7	266,411	4.4	274,788
2009	January	213	-29.0	309	512	677	45.6	278,545	7.4	298,429
	February	211	-42.5	237	568	689	34.4	281,681	6.6	286,279
	March	283	-27.6	242	662	583	41.5	266,720	-7.8	264,222
	April	353	-15.6	289	694	567	51.0	275,455	-10.1	261,421
	May	372	1.4	285	721	511	55.8	279,477	-7.3	263,830
	June	442	37.7	336	669	498	67.5	276,867	-10.8	260,128
	July	440	26.4	352	594	491	71.7	283,619	-3.0	278,430
	August	393	75.4	371	517	468	79.3	281,871	0.9	276,400
	September	351	42.7	361	516	467	77.3	279,457	-6.2	281,514
	October	311	44.7	364	442	455	80.0	274,759	-3.7	286,274
	November	254	40.3	333	356	519	64.2	278,885	0.1	289,303
	December	211	30.2	355	212	538	66.0	291,554	9.4	294,128
	Q4 2008	558	-30.8		1,365			277,612	9.4	
	Q4 2009	776	39.1		1,010			280,676	1.1	
	YTD 2008	3,540	-20.4		8,141			287,803	23.7	
	YTD 2009	3,834	8.3		6,463			278,895	-3.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Fourth Quarter 2009

		Interest Rates			NHPI, Total, Saskatoon CMA 1997=100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	225.9	114.2	137.6	3.5	73.7	735
	February	718	7.25	7.29	235.7	115.0	137.7	3.4	73.5	746
	March	712	7.15	7.19	240.7	116.0	137.8	3.4	73.3	758
	April	700	6.95	6.99	241.6	116.9	138.0	3.5	73.3	756
	May	679	6.15	6.65	242.9	117.6	137.3	4.0	73.1	752
	June	710	6.95	7.15	236.0	118.3	137.3	4.0	72.9	747
	July	710	6.95	7.15	236.4	118.1	136.4	4.5	72.6	763
	August	691	6.65	6.85	229.0	118.1	137.3	4.2	72.6	780
	September	691	6.65	6.85	224.2	118.3	137.5	4.4	72.7	803
	October	713	6.35	7.20	220.7	118.0	139.2	4.0	73.0	805
	November	713	6.35	7.20	219.6	117.8	139.3	4.0	72.9	809
	December	685	5.60	6.75	218.1	116.9	140.4	4.0	73.4	805
2009	January	627	5.00	5.79	219.8	116.9	141	4.2	73.7	801
	February	627	5.00	5.79	215.2	117.8	141.8	4.6	74.2	795
	March	613	4.50	5.55	213.8	117.8	141.5	4.8	74.1	792
	April	596	3.90	5.25	212.9	117.4	141.1	5.0	73.8	798
	May	596	3.90	5.25	210.3	118.1	141.2	5.0	73.7	802
	June	631	3.75	5.85	211.4	119.1	142.2	4.6	73.7	809
	July	631	3.75	5.85	211.4	119.0	143.3	4.7	74.1	814
	August	631	3.75	5.85	211.7	118.9	144.3	4.5	74.4	814
	September	610	3.70	5.49	212.7	118.5	145.1	4.5	74.5	815
	October	630	3.80	5.84	213.4	118.3	145.1	4.4	74.3	818
	November	616	3.60	5.59	213.0	118.6	144.9	4.6	74.2	826
	December	610	3.60	5.49		118.1	143.9	4.6	73.6	839

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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